

I-195 REDEVELOPMENT DISTRICT

MEETING OF COMMISSION

PUBLIC SESSION

June 25, 2012

The I-195 Redevelopment District (the "District") Commission met on Monday, June 25, 2012, in Public Session, beginning at 3:00 p.m., at Meeting Street School, located at 1000 Eddy Street, Providence, Rhode Island, pursuant to notice of the meeting to all Commissioners, and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting as indicated: Chairperson Colin Kane, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan, Mr. Michael Van Leesten and Ms. Bonnie Nickerson, Director of Long-Range Planning Division from the Providence Department of Planning and Development, designee of Mr. James Bennett (ex officio).

Commissioners absent were: Mr. William Parsons (ex officio) and Dr. Barrett Bready.

Also present was: Mr. Robert I. Stolzman, who acted as Assistant Secretary and Michael Walker, as staff assigned by the Rhode Island Economic Development Corporation.

Chairperson Kane called the meeting to order at 3:00 p.m.

1. APPROVAL OF THE PUBLIC AND CLOSED SESSION MINUTES OF THE MEETING HELD ON JUNE 11, 2012

Upon motion duly made by Mr. Kelly and seconded by Ms. Hunger, the following vote was adopted:

VOTED: To approve the Public Session Minutes of the meeting held on June 11, 2012, as submitted to the Commission, subject to corrections made by Ms. Johnson.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan and Mr. VanLeesten.

Voting against the foregoing were: None.

2. DISCUSSION AND CONSIDERATION OF OBTAINING DIRECTORS AND OFFICERS LIABILITY INSURANCE

Mr. Ryan reported that the District obtained the first level of D&O insurance coverage in the amount of \$5,000,000 and, with confirmation from Michael Walker of the Rhode Island Economic Development Corporation, that they are continuing to investigate obtaining an additional coverage of \$5,000,000.

3. UPDATE REGARDING THE DEPARTMENT OF TRANSPORTATION ROAD CONSTRUCTION AND UTILITY MATTERS.

Chairperson Kane reported on the continuing progress being made by the Rhode Island Department of Transportation (“RIDOT”) on the implementation of the reconstruction of the roadways and utility corridors within the District. RIDOT anticipates issuing the first construction contracts in October.

4. UPDATE REGARDING THE OPEN SPACE DESIGN.

Bonnie Nickerson from the City of Providence Department of Planning and Development reported that the City of Providence has been working with three design teams to create an open space design plan for the entire district not just the east side park, west side park and bridge. Ms. Nickerson stated that the City has created design guidelines and Chairperson Kane and Ms. Johnson have been working with the City on the design guidelines. Mr. Kelly clarified that the Commission has not yet approved the design guidelines. Ms. Nickerson stated that the design teams and the concepts will be vetted by the three teams. The concepts will be presented to the Rhode Island Department of Transportation on July 20th. The Commissioners will then review the concepts. Ms. Nickerson distributed a collaborative design schedule (attached as Exhibit A) which the Commission discussed.

5. UPDATE REGARDING OPEN SPACE PUBLIC ART

Ms. Johnson reported that the Commission is organizing a public advisory committee taking advantage of the abundant talent and experience available in this area. She presented a list of participants which is attached hereto as Exhibit B. Ms. Johnson discussed the need for the Commission to begin to identify public art priorities and methods of identifying art selection criteria such as reviewing linkages versus idiosyncratic effects. The working group will continue to identify ideas regarding public space art for the Commission to consider.

The question arose regarding the Commission’s budget for public space art, and it was generally acknowledged that the current budget projections likely do not have enough funding anticipated in this regard. Ms. Johnson indicated that other communities, such as Indianapolis, have been successful in establishing public/private collaboratives to accomplish this goal. Mr. Ryan suggested that the Commission should

set its priorities and goals in this regard and then find the appropriate resources to implement them.

Mr. Kelly inquired about whether the Commission is required to use Rhode Island artists and the Commission discussed its desire to further study the resources and opportunities available in this regard.

6. UPDATE FROM FUSS & O'NEIL REGARDING DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND COASTAL RESOURCES MANAGEMENT PERMITTING AND ENGINEERING ACTIVITIES.

John Chambers from Fuss & O'Neil reported that he and his colleagues have been focusing on the zoning regulations recently adopted by the City. They also have been working on the environmental review of District. He stated that the Department of Environmental Management ("DEM") is amenable to a global, District-wide permitting approach for storm water management and treatment. He reported that similar discussions are occurring with CRMC regarding coastal global permitting. He stated that Fuss & O'Neill and DEM are also addressing the environmental condition of the parcels. He stated that DEM will review the environmental data, however, certain data such as information concerning volatiles is not currently available. He stated that additional testing will occur and will take three (3) months to collect samples and collate data. He reported that the goal is to create a global strategy and presumptive remedy for the land, with certain potential "carve outs" for certain highly contaminated parcels. Chairperson Kane stated that such global permitting and strategies will reduce the time and expense required to perform environmental diligence by potential landowners. Mr. Kelly asked what percentage of the land had been tested. Mr. Chambers stated that 75% has been tested, however, some, like volatiles, were not tested at all. Mr. Chambers reported that the Commission applied for but did not receive a \$350,000 Brownsfields grant from the Environmental Protection Agency ("EPA"). The EPA, however, will review the application with the Commission and make recommendations on how to strengthen their application. Mr. Chambers stated that for the current fiscal year cycle, the Commission will be able to apply for certain EPA funds by October, 2012, and that some funding programs require ownership in order to be eligible.

7. DISCUSSION AND CONSIDERATION OF THE IDENTIFICATION OF BEST PRACTICES FOR DEVELOPMENT.

Chairperson Kane stated that the Commission should explore the best practices in other cities that have undertaken similar planning activities. He stated that the Commissioners should consider 2-3 day site visits at a few locations. Mr. Ryan commented that the Commission should first determine what they want to know. Chairperson Kane suggested that the goals would be to explore examples of social enterprise, transportation financing, disposition options, and ideal permitting processes. The Commissioners discussed looking at university towns as possible examples.

8. CHAIRPERSON'S REPORT AND COMMISSION UPDATE.

Chairperson Kane reported that they have identified four potential firms to assist with the selection process for the Executive Director. Two of the firms are national and two are boutique firms. Mr. Ryan suggested asking the Rhode Island Airport Corporation for suggestions since they currently are entrenched in an Executive Director search process. Chairperson Kane then reviewed briefly a written listing of action items which is attached hereto as Exhibit C.

9. ESTABLISHING AN AGENDA FOR THE NEXT COMMISSION MEETING.

The Commission discussed items to be addressed at the District's upcoming meetings on July 9 and July 30. It was noted the July 9 meeting would be held at the offices of the Rhode Island Economic Development Corporation.

There being no further business in Public Session, upon a motion by Ms. Johnson and seconded by Mr. Ryan the meeting was adjourned at 4:30 p.m.

Robert I. Stolzman, Assistant Secretary

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